

Urban Renewal Policy Area 13

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A residential policy area comprising a range of medium-density dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, neighbouring centres or public transport nodes.
- 2 An area primarily for the incremental redevelopment of existing housing and its replacement with a variety of low to medium density residential development.
- 3 The provision of a range of affordable and adaptable housing choices that cater for a variety of household structures, including a minimum of 15 per cent affordable housing to be developed within the broad hectare areas between Saley Road and Jeffrey Street Nairne.
- 4 Development that minimises the potential impact of garaging of vehicles on the character of the area.
- 5 Development that supports the viability of community services and infrastructure and reflects good residential design principles.
- 6 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

A range of housing types is anticipated including small lot detached dwellings, row dwellings, semi-detached dwellings, group dwellings and residential flat buildings.

The policy area also includes broad hectare land between Saleyard Road and Jeffrey Street, Nairne. In this locality the steeper land will be developed with detached dwellings on larger allotments and medium density housing forms located on the flatter land nearer to the established urban areas.

Most of the medium density areas are characterised by detached dwellings on generous allotments. The prevailing landscape character is influenced mainly by on-site vegetation. The intention is that low-density detached housing will be progressively replaced by a range of medium density housing types.

Function and Built form

The policy area generally contains a mixture of current and former South Australia Housing Trust properties dating primarily from the 1970's and/or other low density residential sites located close to the Regional Town Centre, Neighbourhood Centres or Local Centres. Because of their proximity to a range of existing and future services and facilities including public transport, public open space, local shops and services, community facilities and schools, it is desirable that residential densities are increased and that a range of dwelling types to cater for different household needs are developed.

Patterns of Development

Development should result in higher residential densities than those that currently prevail, which is to occur principally through the demolition of low value housing and the establishment of group dwellings, row dwellings, semi detached and residential flat buildings and will include allotment amalgamation and subdivision. Hammerhead land division is not anticipated nor encouraged. Where multi-storey development is proposed, particular attention will be required to the issues of overlooking, overshadowing, energy efficient design and building appearance to minimise bulk and visual obtrusiveness. Development on sites close in proximity to a heritage conservation area requires careful attention to the scale, form, proportions and external material selection of dwellings.

Public Realm

Development will endeavour to protect and retain existing mature vegetation and provide opportunities for landscaping particularly along street frontages. Development will respect prevailing front setbacks.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - detached dwelling
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling addition
 - group dwelling
 - pergola in association with a dwelling
 - residential flat buildings of no more than three storeys in height
 - row dwelling
 - semi-detached dwelling
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 The use and placement of outbuildings should be ancillary to and in association with residential purposes.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should be in the form of two to three storey buildings.
- 6 Upper level balconies may extend 1 metre closer to the road boundary than the associated dwelling.
- 7 In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should be gained via a minimum number of common driveways.
- 8 Development located adjacent to the boundaries of other policy areas within the **Residential Zone** or the **Historic Conservation Area** should minimise any adverse impacts on these areas through attention to the design and siting of buildings and consideration of issues such as bulk, scale, form, external detailing, overshadowing, visual obtrusiveness, visual and aural privacy and external material selection. Lower residential densities should be considered to adequately satisfy this requirement.
- 9 Development should result in the retention of existing mature vegetation, in particular along the front set back, and should provide opportunities for the planting of additional landscaping. Lower residential densities should be considered to adequately satisfy this requirement.
- 10 Development in that portion of the policy area between Saleyard Road and Jeffrey Street, Nairne, should:
 - (a) include a minimum 15 per cent of residential dwellings for affordable housing
 - (b) ensure the affordable housing is distributed throughout the area to avoid over-concentration of similar types of housing
 - (c) make provision for a through road between Saleyard Road and Jeffrey Street which enables vehicular access to all parts of the policy area.